

£165,000
The Spinney
Denmead, PO7 6FZ

PROPERTY SUMMARY

No forward chain! Located on the outskirts of Denmead village with its semi-rural backdrop, we are delighted to offer for sale this nicely presented 1 bedroom first floor apartment in The Spinney. The property has a large number of benefits including a double bedroom, modern bathroom suite, study/walk in wardrobe and a large open plan lounge/kitchen with built in appliances and a 'Juliette' balcony. Externally there is 2 allocated parking spaces. We believe that this property is an ideal first time or investment purchase and internal viewings are very strongly recommended.





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ENTRANCE HALL Door from communal hall, intercom entrance phone, cupboard housing space for washing machine, doors to:

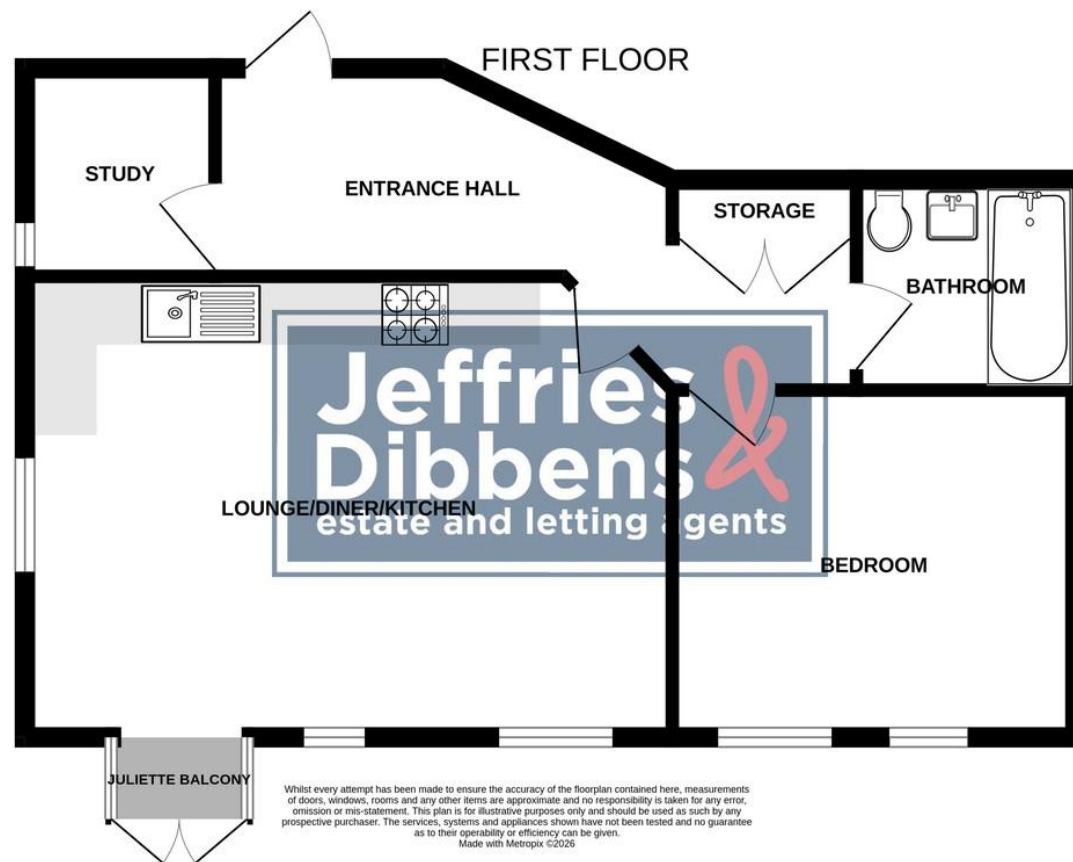
LOUNGE/KITCHEN 18' 3" x 17' 0" (5.56m x 5.18m) Windows to rear and side aspects with to 'Juliette' balcony to rear aspect, radiator, kitchen area comprising of wall and base units with worktop, tiled splash backs, sink unit, integrated oven with hob and extractor hood over, integral fridge/freezer.

BEDROOM1 10' 7" x 10' 0" (3.23m x 3.05m) Two windows to rear aspect, radiator.

BATHROOM Panelled bath with shower over, wash hand basin, heated towel rail, W.C, extractor.

STUDY/WALK IN WARDROBE Side aspect double glazed window, smooth ceiling, laminate floor.

OUTSIDE There are communal gardens and two allocated parking spaces.



LOCAL AUTHORITY

TENURE

Freehold

COUNCIL TAX BAND

Band B

VIEWINGS

By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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